026.A	0005	0069.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	557,400	/	557,400
USE VALUE:	557,400	/	557,400
ASSESSED:	557,400	/	557,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #: 69

Owner 1:	BREEN MICHAEL &
Owner 2:	KURATA MICHIKO
Owner 3:	
Street 1:	69 WINDSOR ST UNIT 69
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOTTINELLI SILVIA -
Owner 2:	PUPPIN DIEGO -
Street 1:	69 WINDSOR ST UNIT 69
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	553,900	3,500		557,400
Total Card	0.000	553,900	3,500		557,400
Total Parcel	0.000	553,900	3,500		557,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.34 /Parcel: 390.34

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

271503

GIS Ref

GIS Ref

Insp Date

06/15/18

PREVIOUS ASSESSMENT

Parcel ID 026.A-0005-0069.0

!15190!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	553,900	3500	.		557,400		Year end	12/23/2021
2021	102	FV	537,600	3500	.		541,100		Year End Roll	12/10/2020
2020	102	FV	529,400	3500	.		532,900	532,900	Year End Roll	12/18/2019
2019	102	FV	491,500	3500	.		495,000	495,000	Year End Roll	1/3/2019
2018	102	FV	434,200	3500	.		437,700	437,700	Year End Roll	12/20/2017
2017	102	FV	395,500	3500	.		399,000	399,000	Year End Roll	1/3/2017
2016	102	FV	395,500	3500	.		399,000	399,000	Year End	1/4/2016
2015	102	FV	359,200	3500	.		362,700	362,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:19:41

LAST REV

Date	Time
11/15/19	14:39:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15190

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOTTINELLI SILV	60135-214		10/1/2012		397,500	No	No		
MARINO PALMINA	53076-73		6/26/2009		386,750	No	No		
MARINO PALMINO,	45627-308		7/15/2005	Family		No	No		M DEED

USER DEFINED

Prior Id # 1:	17868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2010	2045	Manual	33,522					EFP TO FLA
8/11/2004	722	Redo Kit	20,000	C		G6	GR FY06	RE-DO 2 KITCHENS/2

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Measured	DGM	D Mann
9/25/2009	MLS	MM	Mary M
3/10/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7728													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	415.826
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	0.88000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580624
Depreciation:	26709
Depreciated Total:	553915

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	365.93
Special Features:	0	Val/Su Net:	387.89
Final Total:	553900	Val/Su SzAd	387.89

SKETCH

UnSketched SubAreas:
GLA: 1428,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,428	415.830	593,799
Net Sketched Area:		1,428	Total:	593,799
Size Ad	1428	Gross Area	1428	FinArea 1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	GD	1922	30.43	T	30	102			3,500			3,500

More: N | Total Yard Items: 3,500 | Total Special Featues: | Total: 3,500

PARCEL ID

026.A-0005-0069.0

IMAGE

AssessPro Patriot Properties, Inc